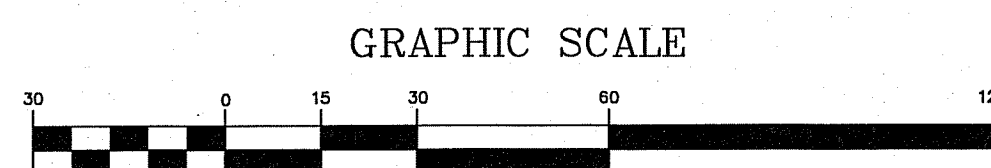


THE 100-YEAR FLOOD ZONE BOUNDARY DEPICTED HEREON WAS GRAPHICALLY TRANSCRIBED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - No. 09001C05280 EFFECTIVE JULY 8, 2013. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	CATCH BASIN
	WATER GATE
	WATER METER
	HYDRANT
	TELECOMMUNICATION MANHOLE
	UTILITY POLE
	UTILITY POLE W/ GUY ANCHOR
	LIGHT POLE
	OVERHEAD WIRE
	UNDERGROUND TELECOMMUNICATION
	UNDERGROUND ELECTRIC
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNKNOWN UNDERGROUND LINE
	SANITARY SEWER FORCE MAIN
	CHAIN LINK FENCE
	STOCKADE FENCE
	DEER FENCE
	TEST BORING
	WETLANDS FLAG




 TOPOGRAPHIC & ZONING LOCATION SURVEY
 DEPICTING EXISTING CONDITIONS
 BOSTON POST ROAD, CORBIN DRIVE & OLD KINGS HIGHWAY SOUTH
 PREPARED FOR
BAYWATER PROPERTIES

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

ST PLS NO. 70090 No. 70090

TOPOGRAPHIC & ZONING LOCATION SURVEY
DEPICTING EXISTING CONDITIONS
BOSTON POST ROAD, CORBIN DRIVE & OLD KINGS HIGHWAY SOUTH
PREPARED FOR

BAYWATER PROPERTIES

DARIEN, CONNECTICUT

SCALE: 1" = 30' JANUARY 26, 2018

REVISED MAY 15, 2018

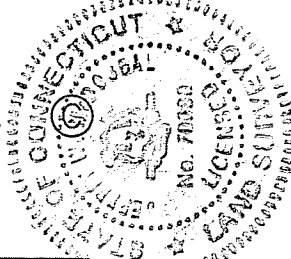
WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS

170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN.

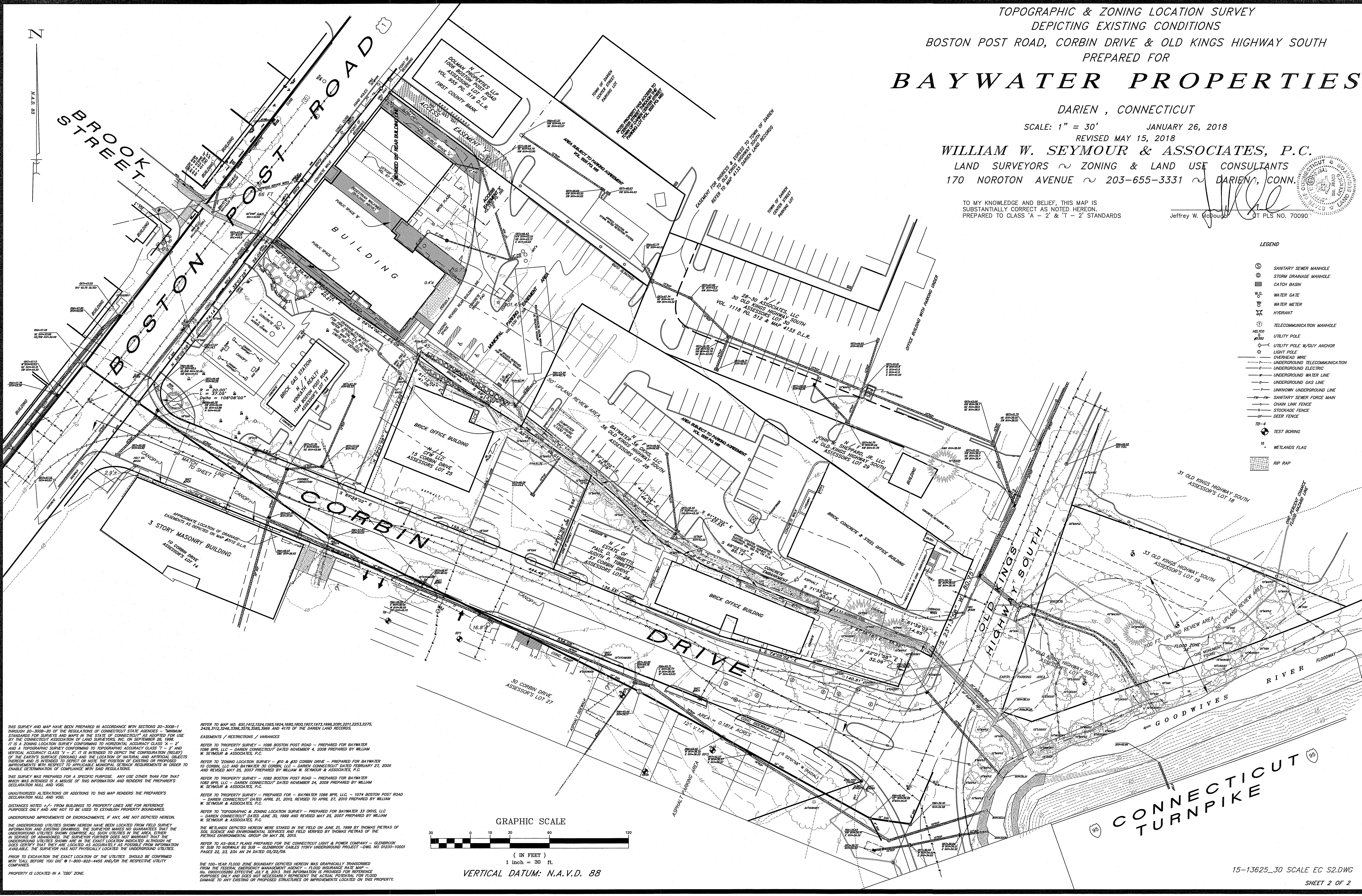
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.
PREPARED TO CLASS 'A' - 2' & 'T' - 2' STANDARDS

Jeffrey W. McPough AT PLS NO. 70090



LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- W.G. WATER GATE
- W.M. WATER METER
- HYD. HYDRANT
- TELECOMMUNICATION MANHOLE
- UTILITY POLE
- UTILITY POLE W/GUY ANCHOR
- LIGHT POLE
- OVERHEAD WIRE
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNKNOWN UNDERGROUND LINE
- SANITARY SEWER FORCE MAIN
- CHAIN LINK FENCE
- STOCKADE FENCE
- DEER FENCE
- TB-4 TEST BORING
- 18 WETLANDS FLAG
- RIIP RAP



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200B-1 THROUGH 20-200B-30 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 16, 1998. IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A' - 2' AND VERTICAL ACCURACY CLASS 'Y' - 2'. IT IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON, AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO OBTAIN DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

PROPERTY IS LOCATED IN A "CSD" ZONE.

REFER TO MAP NO. 6511412, 1524, 1555, 1604, 1680, 1800, 1907, 1973, 1996, 2001, 2211, 2251, 2275, 2429, 3112, 3246, 3396, 3579, 3595, 3968 AND 4170 OF THE DARIEN LAND RECORDS.

EASEMENTS / RESTRICTIONS / VARIANCES

REFER TO "PROPERTY SURVEY" - 1098 BOSTON POST ROAD - PREPARED FOR BAYWATER 1098 BPH, LLC - DARIEN, CONNECTICUT DATED NOVEMBER 4, 2008 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO "ZONING LOCATION SURVEY" - #10 & #30 CORBIN DRIVE - PREPARED FOR BAYWATER 10 CORBIN, LLC AND BAYWATER 30 CORBIN, LLC - DARIEN, CONNECTICUT DATED FEBRUARY 27, 2008 AND REVISED MAY 25, 2007 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO "PROPERTY SURVEY" - 1098 BOSTON POST ROAD - PREPARED FOR BAYWATER 1098 BPH, LLC - DARIEN, CONNECTICUT DATED NOVEMBER 4, 2008 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO "PROPERTY SURVEY" - PREPARED FOR - BAYWATER 1098 BPH, LLC - 1074 BOSTON POST ROAD - DARIEN, CONNECTICUT DATED APRIL 21, 2010, REVISED TO APRIL 27, 2010 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

REFER TO "TOPOGRAPHIC & ZONING LOCATION SURVEY" - PREPARED FOR BAYWATER 33 OKHS, LLC - DARIEN, CONNECTICUT DATED JUNE 30, 1999 AND REVISED MAY 25, 2007 PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

THE WETLANDS DEPICTED HEREON WERE STAKED IN THE FIELD ON JUNE 21, 1999 BY THOMAS PIETRAS OF SOIL SCIENCE AND ENVIRONMENTAL SERVICES AND FIELD VERIFIED BY THOMAS PIETRAS OF THE PIETRAS ENVIRONMENTAL GROUP ON MAY 28, 2015.

REFER TO AS-BUILT PLANS PREPARED FOR THE CONNECTICUT LIGHT & POWER COMPANY - GLENBROOK 1K SUB TO NORWALK 85 SUB - GLENBROOK CABLES 115KV UNDERGROUND PROJECT - DWG. NO. 01230-10001 PAGES 22, 23, 23A AN 24 DATED 05/22/08.

THE 100-YEAR FLOOD ZONE BOUNDARY DEPICTED HEREON WAS GRAPHICALLY TRANSCRIBED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - NO. 050505805E EFFECTIVE JULY 8, 2014. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

VERTICAL DATUM: N.A.V.D. 88

CONNECTICUT
TURNPIKE

15-13625_30 SCALE EC S2.DWG

SHEET 2 OF 2